

# Sharm Bay

SHARM ELSHEIKH - EGYPT

## VENEZIA - Villa BH



TMG DEVELOPMENTS  
DESIGN BY STUDIO MARCO PIVA



# Venezia

## VILLA BH

Total Area 314 m<sup>2</sup>

Villa Venezia captures the enchanting beauty of Venice, the world's quintessential city on water, and is distinguished by its unique boathouse design. Inspired by one of Italy's most iconic coastal cities, it offers a captivating journey through the country's rich heritage.

Villa Venezia (3-bedroom) is designed as a Boathouse, a concept that perfectly reflects its name. Accessible by sea, this villa floats on the water, creating a magical and unique atmosphere.

The ground floor features a spacious living and dining area that opens to a surrounding platform, offering direct access to the water. Adjacent to this, a well-protected parking area allows you to dock your private boat.

On the second floor, there are three generously sized bedrooms, each with a private bathroom. A family terrace adds a welcoming space for relaxation, offering stunning views of the surroundings.

Each villa honors Italy's rich maritime tradition, providing a luxurious and refined retreat that embodies the essence of these iconic coastal destinations.



Sea View

# Venezia

## VILLA BH - RIGHT

Total Area 314 m<sup>2</sup>

### Ground Floor

Ground Floor Total Area 174 m<sup>2</sup>

Entry	2.10	X	1.80	m
Staircase	2.30	X	4.30	m
Powder Room	1.67	X	2.15	m
Living Room	5.00	X	7.20	m
External Space	10.80	X	6.80	m
Dining Room	2.70	X	3.60	m
Kitchen	2.70	X	3.60	m
Laundry	2.3	X	1.25	m
Maid Room	2.85	X	2.00	m
Maid's Toilet	1.70	X	1.28	m



# Venezia

## VILLA BH - RIGHT

Total Area 314 m<sup>2</sup>

### First Floor

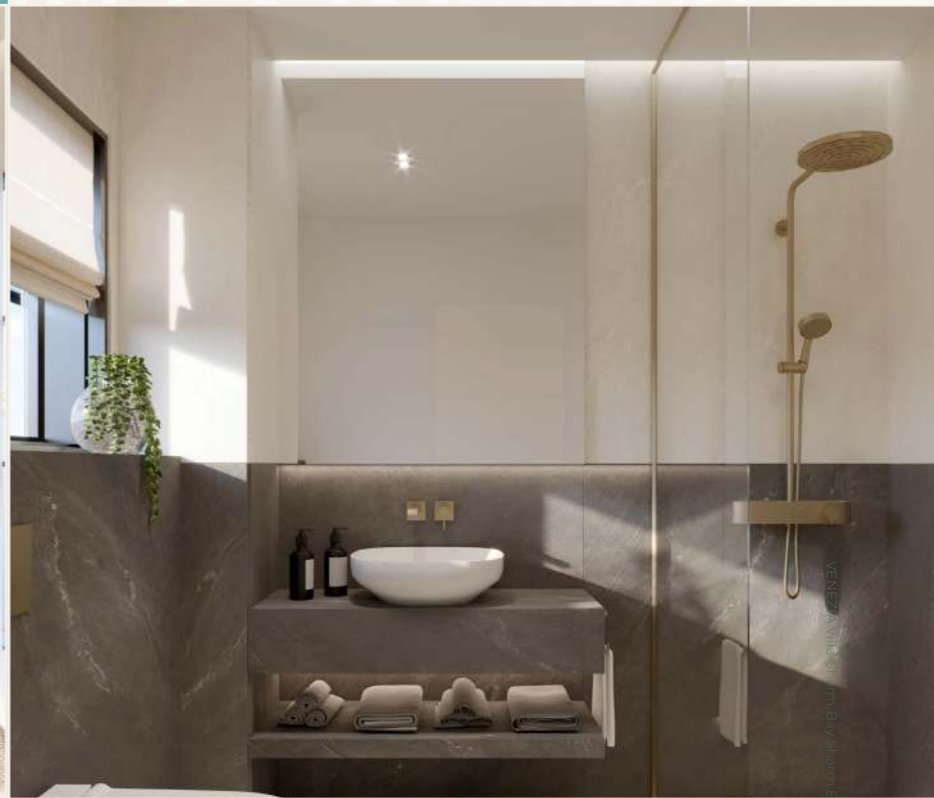
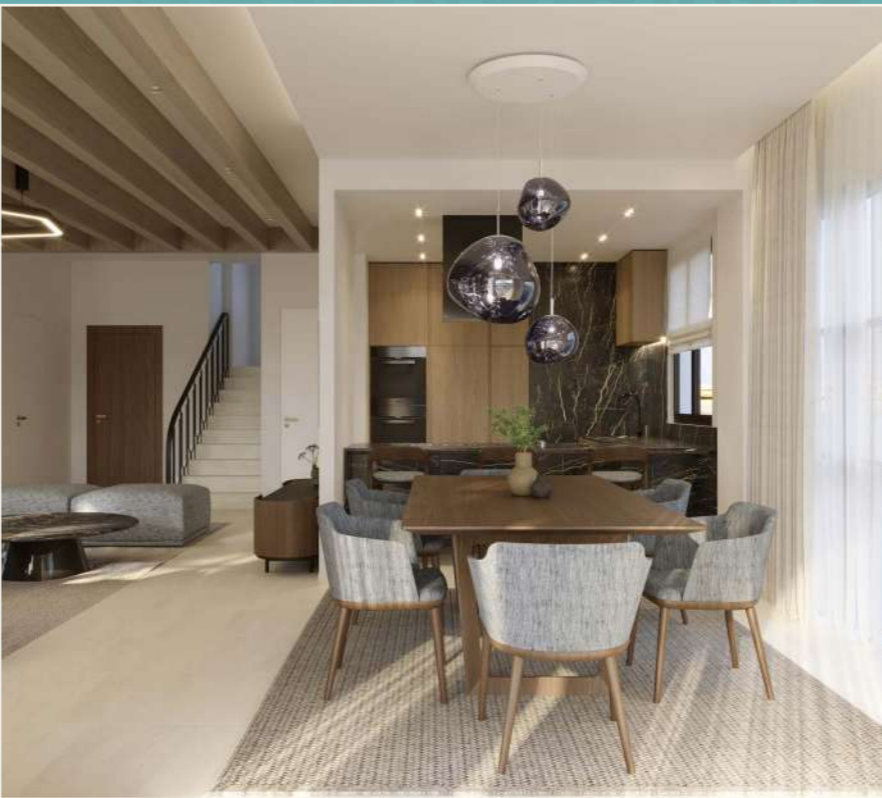
First Floor Total Area 140 m<sup>2</sup>

Staircase	2.30	X	4.00	m
Bathroom 01	1.80	X	2.72	m
Bedroom 01	3.65	X	4.60	m
Dressing	1.80	X	1.82	m
Secondary Bedroom	2.70	X	1.35	m
Terrace				
Bathroom 02	2.75	X	1.90	m
Bedroom 02	3.95	X	3.95	m
Dressing	2.75	X	1.60	m
Family Terrace	7.95	X	4.20	m
Master Bedroom	4.05	X	4.55	m
Dressing	2.85	X	2.45	m
Master Bathroom	2.85	X	3.6	m



# Venezia

VILLA BH



# Venezia

## VILLA BH - LEFT

Total Area 314 m<sup>2</sup>

### Ground Floor

Ground Floor Total Area 174 m <sup>2</sup>		
Entry	2.10	X 1.80 m
Staicase	2.30	X 4.30 m
Powder Room	1.67	X 2.15 m
Living Room	5.00	X 7.20 m
External Space	10.80	X 6.80 m
Dining Room	2.70	X 3.60 m
Kitchen	2.70	X 3.60 m
Laundry	2.3	X 1.25 m
Maid Room	2.85	X 2.00 m
Maid's Toilet	1.70	X 1.28 m



# Venezia

## VILLA BH - LEFT

Total Area 314 m<sup>2</sup>

### First Floor

First Floor Total Area 140 m<sup>2</sup>

Staircase	2.30	X	4.00	m
Bathroom 01	1.80	X	2.72	m
Bedroom 01	3.65	X	4.60	m
Dressing	1.80	X	1.82	m
Secondary Bedroom Terrace	2.70	X	1.35	m
Bathroom 02	2.75	X	1.90	m
Bedroom 02	3.95	X	3.95	m
Dressing	2.75	X	1.60	m
Family Terrace	7.95	X	4.20	m
Master Bedroom	4.05	X	4.55	m
Dressing	2.85	X	2.45	m
Master Bathroom	2.85	X	3.6	m



# Venezia

## VILLA BH - ATTACHED

Total Area 310 m<sup>2</sup>

### Ground Floor

Ground Floor Total Area 172 m<sup>2</sup>

Entry	2.10	X	1.80	m
Staicase	2.30	X	4.30	m
Powder Room	1.67	X	2.15	m
Living Room	5.00	X	7.20	m
External Space	10.80	X	6.80	m
Dining Room	2.70	X	3.60	m
Kitchen	2.70	X	3.60	m
Laundry	2.3	X	1.25	m
Maid Room	2.85	X	2.00	m
Maid's Toilet	1.70	X	1.28	m



# Venezia

## VILLA BH - ATTACHED

Total Area 310 m<sup>2</sup>

### First Floor

First Floor Total Area 138 m <sup>2</sup>	
Staircase	2.30 X 4.00 m
Bathroom 01	1.80 X 2.72 m
Bedroom 01	3.65 X 4.60 m
Dressing	1.80 X 1.82 m
Secondary Bedroom Terrace	2.70 X 1.35 m
Bathroom 02	2.75 X 1.90 m
Bedroom 02	3.95 X 3.95 m
Dressing	2.75 X 1.60 m
Family Terrace	7.95 X 4.20 m
Master Bedroom	4.05 X 4.55 m
Dressing	2.85 X 2.45 m
Master Bathroom	2.85 X 3.6 m



# Venezia

## VILLA BH

### Disclaimer

#### Disclaimer:

1. Rooms' measurements are from the centerline of walls and the unit total area includes external walls thickness.
2. Diagrams are for illustrative purposes only and not to scale.
3. All finishes, furniture, sanitary fixtures setup, fences and windows openings shown in the accompanying renderings are for illustrative purposes only.
4. All landscaping visuals are for illustrative purposes only and are not included in the property.
5. All renderings and other visual materials, designs, façades are for demonstrative purposes only and are subject to change.
6. Gardens are for guidance only, the only trusted source for plot area is mentioned in the contract for the sold unit.
7. Swimming pools featured in villa exterior landscape plans are optional with additional cost.
8. Elevators featured in all villa plans are optional with additional cost.

#### تنويه:

١. الأبعاد الموضحة للفراغات هي الأبعاد بين محاور الحوائط، والمسطح الأجمالي يشمل سمك الحوائط الخارجية.
٢. الرسومات الموضحة بالكتالوج بدون مقياس رسم وهي للتوضيح فقط.
٣. التشطيبات، والفرش، وتوزيع الأجهزة الصحية، والأسوار، وفتحات النوافذ بالكتالوج هي للتوضيح فقط وقابلة للتغيير.
٤. عناصر تنسيق الحدائق (العامة والخاصة) بالكتالوج للتوضيح والأخراج الفني فقط، وهي غير مدرجة في الوحدة المباعة.
٥. عناصر الإخراج الفني للتصميمات والواجهات، هي وسائل أظهار مرئي فقط وخاضعة للتغيير.
٦. الحدائق إسترشادية فقط، والمصدر الوحيد الموثوق به لمساحة الأرض مذكور في عقد الوحدة المباعة.
٧. حمامات السباحة الموضحة على مخططات المناظر الطبيعية الخارجية للقلل اختيارية وبتكلفة إضافية.
٨. المصاعد الموضحة في جميع مخططات القلل اختيارية وبتكلفة إضافية.



# Venezia

## VILLA BH

### Finishing Specification

#### Reception, Lounge & Dining

- ▷ Flooring: High quality porcelain
- ▷ Walls: Washable Water-based paints
- ▷ Ceiling: Washable paint on Gypsum board ceiling or plaster

#### Bathrooms & Kitchens

- ▷ Flooring: High quality porcelain
- ▷ Walls: High quality porcelain and waterproof paint
- ▷ Ceiling: Washable paint on Gypsum board ceiling

*Sanitary Fixtures: Local production*

#### Bedrooms:

- ▷ Flooring: High quality porcelain
- ▷ Walls: Washable Water-based paints
- ▷ Ceiling: Washable paint on Gypsum board ceiling

#### Facades:

- ▷ Weather resistant paints and stone cladding  
*(Colors may slightly change during construction)*

#### Building Entrance:

- ▷ Flooring: High quality porcelain
- ▷ Walls: High quality porcelain or Local marble slabs
- ▷ Ceiling: Washable Water-based paints

#### Stairs:

- ▷ High quality Porcelain or local marble
- ▷ Stairs Ceiling & Walls: Washable Water-based paints

#### Terraces:

- ▷ Flooring: High Quality Local ceramic tiles
- ▷ Walls & Ceiling: Weather resistant paints

#### Doors:

- ▷ 5 cm thickness HPL doors & high-quality hardware

#### External Windows:

- ▷ Aluminum profiles and double glazing

*Electrical Wiring: All wiring and accessories are high quality local materials*

#### Air Conditioning:

- ▷ VRV system and Ex. Fans are included.





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